



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT
Planning Board Meeting of April 15, 2013

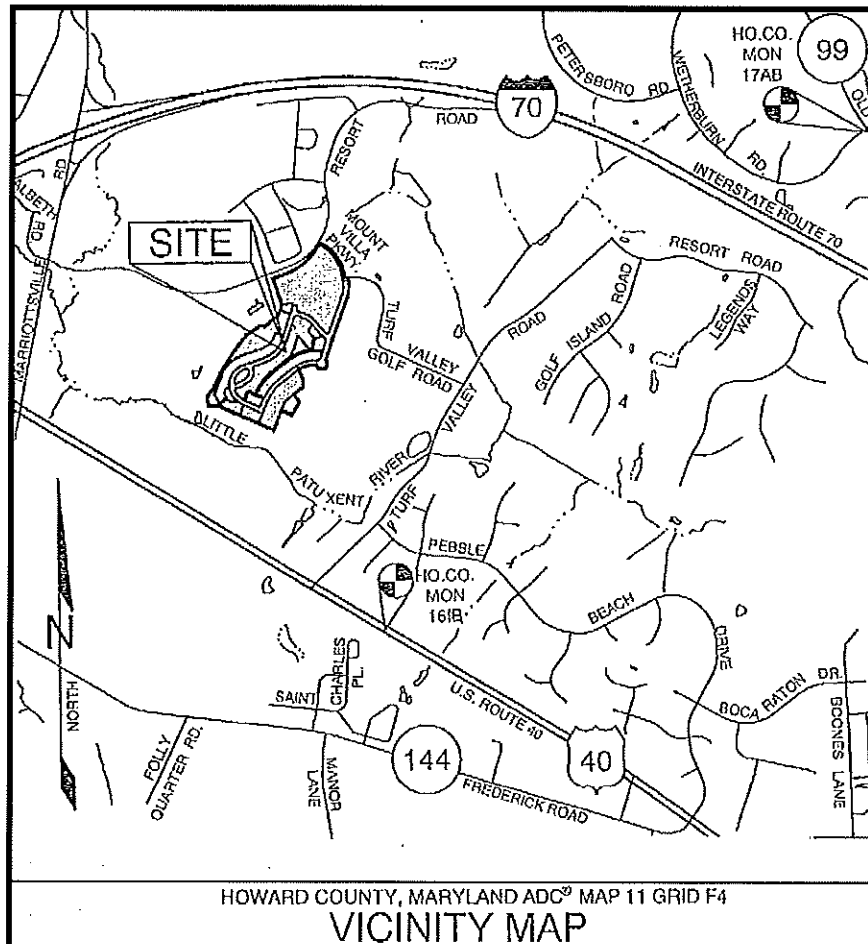
Case No./Petitioner: SDP-13-038/Mangione Enterprises of Turf Valley, LP

Project Name: Turf Valley Regional Stormwater Management Facilities

Request: This request is for Planning Board approval of Site Development Plan SDP-13-038. The site development plan consists of construction of stormwater management facilities.

DPZ Staff Recommendation: *Approval.*

Location: The 37.50-acre property is located approximately 3,000 feet east of Marriottsville Road and 2,000 feet north of Baltimore National Pike (US40). It is located south of the intersection of Resort Road and Mount Villa Parkway, roads previously approved as part of the Villages at Turf Valley subdivision and currently nearing completion. The property is zoned PGCC and is located on Tax Map 16, Grids 16 and 17, Parcels 8 and 394, in the Third Election District of Howard County, Maryland.



Vicinal Properties: The property is surrounded on the east, south and west by large parcels and subdivisions owned by the petitioner. Current and future land use south of the property is open space. Areas west and east of the property are planned for mixed-use and recreational development, respectively; the Turf Valley Resort and Conference Center is located approximately 1,500 feet east of the property. The property abuts public roads (Resort Road and Mount Villa Parkway) to the north.

General Comments:

1. *Existing Conditions:* Approximately half of the property is wooded; the remainder is cleared and in turf with sparse trees, the result of previous golf course uses. Abandoned golf course facilities (tees, greens and fairways) are present. Although environmental features such as streams, wetlands and their associated buffers are found adjacent to the property, none are found onsite. No floodplains or steep slopes are found on the property, nor are cemeteries or historic resources.
2. *Site Improvements:* The plan proposes activities necessary for construction of one stormwater management facility and three bioretention facilities.
3. *Environmentally Sensitive Areas:* The plan proposes no impacts to wetlands, streams, wetland or stream buffers or the 100-year floodplain.
4. *Stormwater Management:* The plan proposes stormwater management facility construction for future development.
5. *Erosion and Sediment Control:* The plan proposes erosion and sediment control measures designed in accordance with the latest Standards and Specifications for Soil Erosion and Sediment Control.
6. *Landscaping:* Landscaping of the facilities in accordance with Section 16.124 of the Subdivision and Land Development Regulations and the Landscape Manual will be provided as part of site development plans submitted pursuant to Turf Valley Clubhouse, Phases I and II (Sketch Plans S-08-001 and S-11-003).
7. *Forest Conservation:* The plan includes no forest conservation plan since the project is exempt from forest conservation requirements.
8. *Coverage, Height, Setback and Parking Requirements:* The bulk regulations and criteria established by the Zoning Regulations and FDP are not applicable to this plan.
9. *Golf Course Redevelopment:* The plan is subject to compliance with Section 16.129 of the Subdivision and Land Development Regulations since golf course facilities exist on the property.

Planning Board Criteria:

1. *The plan is consistent with the Howard County General Plan:* The plan complies with criteria established by the Zoning Regulations and applicable FDP for the PGCC Zoning

District. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.

2. *The plan results in an appropriate arrangement of land uses within the district:* The project is located in Development Area "L" as depicted on the FDP, an area projected for "All permitted uses in the PGCC Multi-Use Subdistrict." The property in which the project is located is proposed for residential development. Construction of the stormwater management facilities is permitted as a matter of right in the multi-use sub district since it is considered incidental to residential and nonresidential uses.

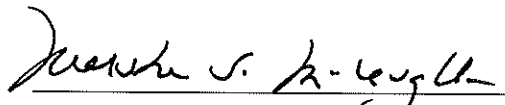
3. *The plan ensures that existing dwelling units will be buffered from the proposed development:* Buffering of existing dwelling units from the proposed development is unnecessary since no existing dwelling units are located immediately adjacent to or in the vicinity of the proposed project. The nearest existing dwelling units, the Albeth Heights community across Marriottsville Road and existing homes on Douglas Avenue across Baltimore National Pike, are a half-mile away.

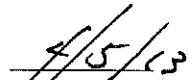
4. *The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:* The plan is exempt from the testing requirement for adequate road facilities since it does not generate additional traffic.

5. *Necessary water and sewer facilities are available to serve the proposed development:* Water and sewer facilities are unneeded since no habitable structures are proposed.

SRC Action: The DPZ, Development Engineering Division by letter dated April 4, 2013 notified the petitioner that Site Development Plan SDP-13-038 to construct stormwater management facilities may be approved, subject to Planning Board approval.

Recommendation: The Department of Planning and Zoning recommends approval of Site Development Plan SDP-13-038.


Marsha S. McLaughlin, Director
Department of Planning and Zoning


Date

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.